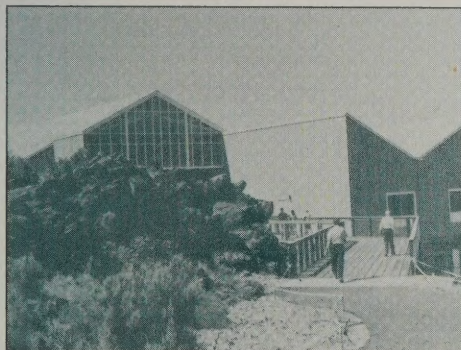




CENTER SCENE

VISITOR CENTER OPENS

More than 2,000 people attended the grand opening dedication ceremony for the National Historic Oregon Trail Interpretive Center (OTC), which was held on Memo-



The Interpretive Center is situated on Flagstaff Hill overlooking the Oregon Trail.

rial Day, May 25, 1992. BLM Director Cy Jamison, BLM Oregon/Washington State Director Dean Bibbes, Oregon Governor Barbara Roberts, Senator Mark Hatfield, and Representatives Les AuCoin and Bob Smith all spoke at the dedication.

The concept for the OTC began as a coffee table discussion between local community leaders in Baker City, Oregon in 1987. With the help of BLM officials from the Vail District's Baker Resource Area, the concept of a major interpretive facility was further refined. In April 1988, Oregon Governor Neil Goldschmidt announced a funding package of public and private sources to support the OTC project. Approximately 10 percent of the cost of the

planning, design, and construction for the facility came from State and local governments and private sources. The Interpretive Center owes much to the heavy community involvement in the project.

The Vail District assumed the lead role to staff and manage the Interpretive Center project. The Service Center Branch of Building Engineering (SC-673) provided mechanical, civil, and electrical engineering support for the project. The contract for the architecture and engineering package for the visitor center complex was awarded in February 1990, followed by the contract for building construction in February 1991, and the contract for fabrication of interpretive displays in May 1991.

The Interpretive Center is committed to excellence and accuracy. In the displays, visitors will see human figures that were cast from live models, and animals that reflect breeds and colorings typical of the Oregon Trail era. The wagons, clothing, and other artifacts are replicas of those used during that era. Realistic details are also included — even a fly in the eye of an ox. Visitors can also touch a buffalo, watch computer and laser disk generated displays, and listen to conversations and comments based on historical information about life on the Oregon Trail.

The state-of-the-art exhibits and dioramas are located in a 23,000-square-foot building. The building is dramatically sited on the crest of Flagstaff Hill, where tracks

from the Oregon Trail are still visible. Around the OTC, paths have been developed so that visitors may access and view the remains of the trail left by early settlers' wagons as they passed over this site.

If you are planning to take a trip to the Northwest this summer, the Interpretive Center is definitely an experience you will not want to miss. The OTC is truly a world-class interpretive facility that BLMers have a right to be proud of. For more information



A scene in the Orientation Gallery of the OTC depicts life on the Oregon Trail in 1843.

about this facility, contact the National Historic Oregon Trail Interpretive Center at Flagstaff Hill, Bureau of Land Management, P.O. Box 987, Baker City, Oregon 97814.

— HOW'D YOU GET THIS SPACE? —

In the course of providing service to the Bureau's District and Resource Area Offices, some Service Center employees have had the opportunity to visit new facilities acquired by the Branch of Procurement's Real Property and Space Acquisition Section. Most of these new buildings represent the tenants' relocation from inadequate, overcrowded conditions to a modern, first-class facility, achieved by contracting for a "leasehold interest in real property."

The question frequently arises as to why BLM leases space instead of buying it or constructing its own building. And what exactly is a "leasehold interest" in a building?

With tighter budgetary restrictions, the lack of available funding severely limits purchase and construction activities. Yet, with

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PERSONNEL NEWS

New Employees:

Susan Clerkin, Pers. Clerk, SC-631
Kendra Ferback, Student Trainee, SC-212
Christopher North, Prog. Analyst, SC-310
Michael Peeler, Comp. Spec., SC-310
Jack Peterson, Assoc. SCD, SC-100
Tracy Resseque, Off. Auto. Clerk, SC-651
Sandra Romero, Equal Empl. Spec., SC-120
Harriet Weltman, Comp. Prog. Analyst, SC-342
Tyrone Wilson, St. Trn. (Comp. Asst.), SC-343

Separations:

Regina LeFort, Land Surveyor, SC-678

How'd You Get This Space

Continued

the need to implement new technology and provide for expanded growth, the issue of space is continually present. An attractive alternative is the leasehold interest in real property — the right to the use of real property under the terms and conditions of a lease. This allows BLM, as the lessee, the same advantages found in Government-owned space, while the lessor bears responsibility for services, maintenance, and repairs. Many leases contain renewal options, allowing the flexibility needed to either continue to occupy the building at the end of the initial term, or to relocate if the space can no longer meet the Bureau's requirements. Whichever the choice, BLM does not have the burdensome task of deciding what to do with a building that has become obsolete.

The benefits of BLM's leasehold interest in a building are not only enjoyed by the tenant, but also by the lessor. The lessor acquires a responsible tenant who pays the rent on time, and a contract that clearly states the lessor's responsibilities. Additionally, a fair return on the lessor's investment, with yearly increases for operating expenses and property taxes, provides economic stability during the term of the lease. This attractive package not only encourages the lessor's best performance under the lease, but provides incentive to plan for future expansion and the possibility that BLM will find the space desirable for another term.

Since BLM's delegated leasing authority extends only to areas outside of major metropolitan areas, acquiring a leasehold interest in many of these small, outlying areas provides economic stimulation through the flow of increased revenues to the community. This does not occur when the Government owns the building. Frequently, existing vacant space can be leased on a nearly "as-is" basis, keeping costs at a minimum and reducing the vacancy rate in economically depressed areas.

Leasehold interests in property are acquired through a competitive, negotiated process with the end result reflecting participation by BLM personnel at many levels. The objective is to obtain good quality, functional space in a safe environment at the best overall cost to the Government. Leasing provides a method to achieve this objective.

DC TO DENVER: CULTURE SHOCK

by Allen Pope Jr.

My recent Permanent Change of Station (PCS) move from the Washington, DC area to Denver has been both rewarding and challenging. Since the move I have observed some differences between the two metropolitan areas, and I have changed my perception of Service Center operations. For example:

Food: DC and Denver have some of the same grocery stores, but the only thing they have in common is their name — certainly not the price of food. I found that food from a Denver store costs one third less than food from the same store in DC.

Housing: In Denver, a two-bedroom, two-bath, two-car garage townhouse costs from \$50,000 to \$85,000. A comparable townhouse inside the beltway in DC ranges from \$250,000 to \$300,000. Housing is very affordable in Denver, but only a dream for many in DC.

Work Commute: My commute time from Arlington, Virginia to DC took from 30 minutes to 1 hour, depending on traffic. My Denver commute takes 5 to 10 minutes, depending on traffic lights. In order to save money in DC, I tried to take the bus and train from Arlington to the Main Interior Building (MIB). I was at the bus stop at 6:15 a.m. to ride the bus to the Pentagon. From the Pentagon, I rode the rail to Farragut West Metro stop. From the Farragut West Metro stop, I rode a bus to the MIB. My approximate arrival time was from 7:25 to 7:40 a.m. — a 1 hour and 15 minute commute.

Parking at Work: In Washington, the cost to park at a garage near the MIB was \$9.50 plus \$1.00 tip per day, compared to free parking at the SC (a savings of over \$2,000 per year). Several Washington employees play a game called feed the parking meter. The rules of the game are: 1) you must find a vacant parking meter; 2) every 2 hours you must go out in the rain or snow and feed the meter six quarters; and 3) you cannot forget to feed the meter, or you will receive a \$15 ticket every 2 hours until you feed the parking meter six quarters.

I tried to play the parking meter game only one time. I violated rule number 2 and was 5 minutes over the 2 hour limit. There on the windshield wiper was a \$15 ticket staring me in the face. I quit playing the game that day. (Do the meter readers have radar?)

Work Experience: In DC, my work experience consisted of establishing policy; residing on administrative task forces; and interacting with Secretaries, Assistant Secretaries, Directors, Administrators, and other high Government officials.

This work experience was valuable training for my professional career development. However, moving from the policy, guidance, and decision making side in Washington to the operations side in Denver required some adjustments on my part. While in Washington, I was the one making calls and thought that answers to questions were readily available. In Denver, I am the one who receives the calls, and I view the Service Center with additional respect for the diligence, hard work, and enormous amount of work that is produced by the staff.

In conclusion, the move from Washington to the Denver area has required some adjustments on my part, but the beautiful mountains, friendly people at work and elsewhere, lower cost of living, and the no-hassle lifestyle make Denver an ideal place to live. I would recommend the Denver area as a great place to live, work, and raise a family — I sound like a spokesperson for the Denver Chamber of Commerce!



SC EMPLOYEE PICNIC

Games — Face Painting — Door Prizes

Addenbrooke Park
(Kipling & Exposition)
Thursday, July 23, 1992
2:30 p.m.

Tickets on sale now —
\$5/single, \$2/child under 12
(prices go up after July 9)

Come and join the fun!